

AVAILABLE

19 AC ± DEVELOPMENT SITE FLORENCE & SINGER RD

SMYRNA, TN

FEATURES:

- 19 AC ± Dev Site
- Adjacent to new Nissan Distr Ctr
- Zoned LI (Light Industrial)
Rutherford County
- Within one mile of SR 840
- Flat/favorable topography
- Near traffic light at US 41 &
Florence Rd
- Potentially divisible
- Utilities/sewer line adjacent



FOR MORE
INFORMATION
PLEASE
CONTACT

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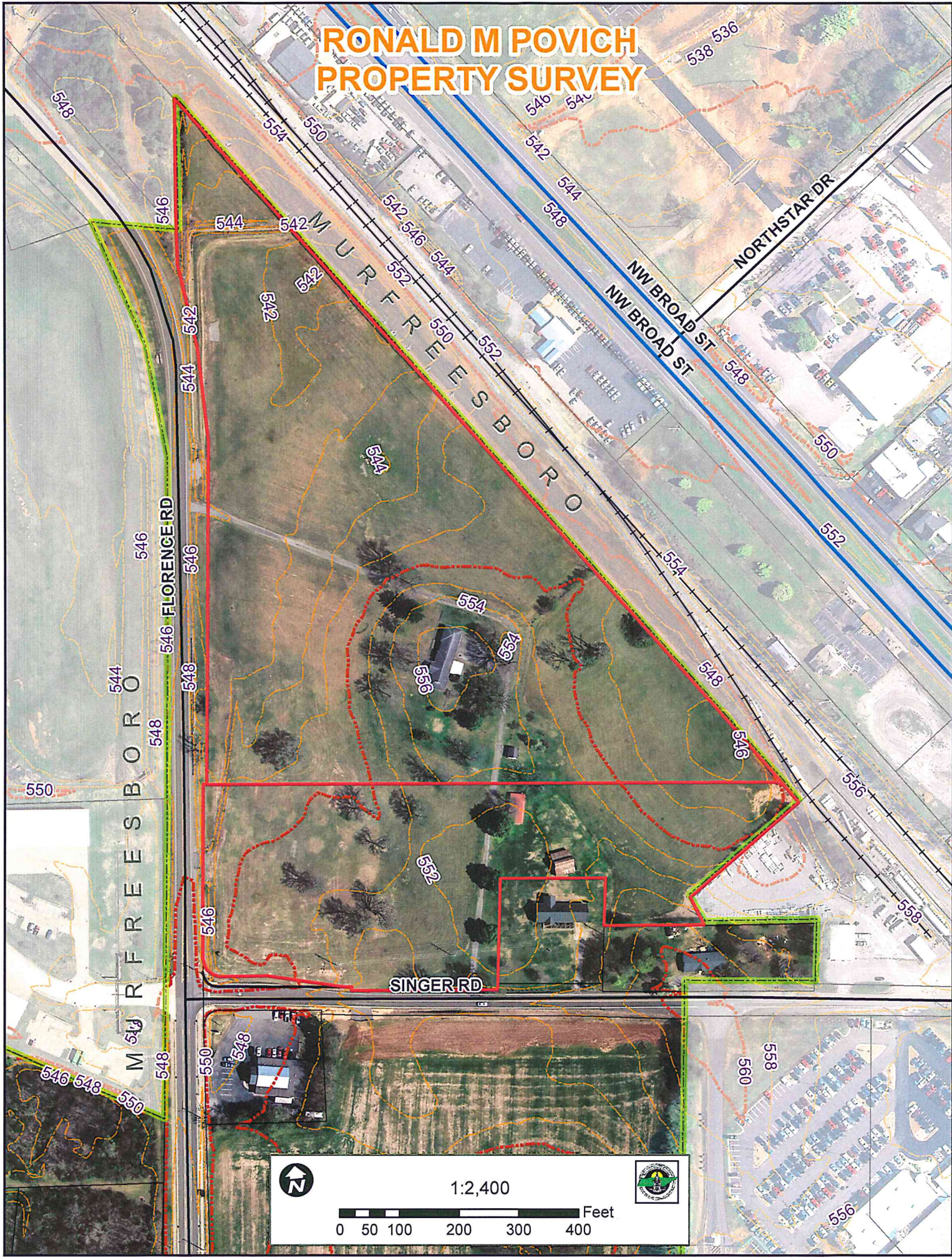
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CBRE

RONALD M POVICH PROPERTY SURVEY






1:2,400



0 50 100 200 300 400 Feet



Florence Road Property Analysis

General Property Characteristics

The property is located along the east side of Florence Road between NW Broad Street and Singer Road. The properties are identified on the Rutherford County Tax Maps as Map 57, Parcels 40.00 and 40.03 and as 4640 Florence Road. The total size of the tracts is approximately 23 acres. Both parcels have road frontage along Florence Road. Parcel 40.03 also has frontage along Singer Road.

Current Land Use/Surrounding Land Uses

Based on 2014 aerial photography, Parcel 40.00 appears to contain a single-family dwelling unit with some accessory buildings located on Parcel 40.03. Most of the surrounding properties are developed with non-residential uses, with the exception of two parcels on Singer Road (4573 and 4517), which appear to be developed with single-family homes. There is also an existing religious facility on the corner of Singer and Florence Roads across from the subject properties. The City of Murfreesboro's Fleet Services Headquarters is located across Florence Road. A railroad line extends along the eastern boundaries of the properties.

Zoning

The properties are currently zoned Light Industrial (LI). They appear to have been zoned in this manner under the 1984 Zoning Resolution although Staff was not able to determine an exact date. The property is surrounded by LI-zoned parcels along Singer Road, as well as Residential Medium-Density (RM) zoning across Singer Road. Zoning for the parcels inside the City of Murfreesboro are shown on the attached city zoning map.

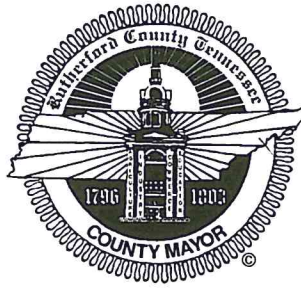
Proposed Use/Approval Process

The property is being considered as a potential location for a new County maintenance facility and possibly a new convenience center. According to the County's Zoning Ordinance, Truck and Bus Maintenance/Repair facilities are classified as Transport and Warehousing Activities, while Government Operated Convenience Centers are classified as Essential Services. Both categories are allowed by right in the LI zone. While there are no specific standards for Transport and Warehouse activities, Essential Services are required to adhere to the following standards:

- a. All such facilities shall have a minimum fifty (50) foot setback line from any public street or residential lot line.
- b. A type II bufferyard shall be provided around the perimeter of the site on which the facility is proposed to be located.
- c. When an Essential Service activity is a sewer or a water pump station, no special exception or review is required.

An engineered site plan would have to be submitted to the County's Planning and Engineering Department for review. County Planning Commission action on the site plan would also be required.

ERNEST G. BURGESS
COUNTY MAYOR



RUTHERFORD COUNTY
TENNESSEE

TO: Don Kent
Clinton Gilbreath
CBRE, Inc.
150 Fourth Ave. North, Suite 2110
Nashville, TN 37219

FROM: Ernest G. Burgess
Rutherford County Mayor

DATE: March 25, 2015

RE: Offer to Purchase (19 Acres \pm)
4640 Florence Road
Murfreesboro, TN
Parcels 057 04000 and 057 04003

Rutherford County offers to purchase the above referenced parcels subject to the following conditions and due diligence:

1. Negative finding from Phase One environmental study.
2. Confirmation by County Engineer that no part of the property is in flood plain, flood way or wetland.
3. Final approval of purchase by Rutherford County Board of Commissioners.

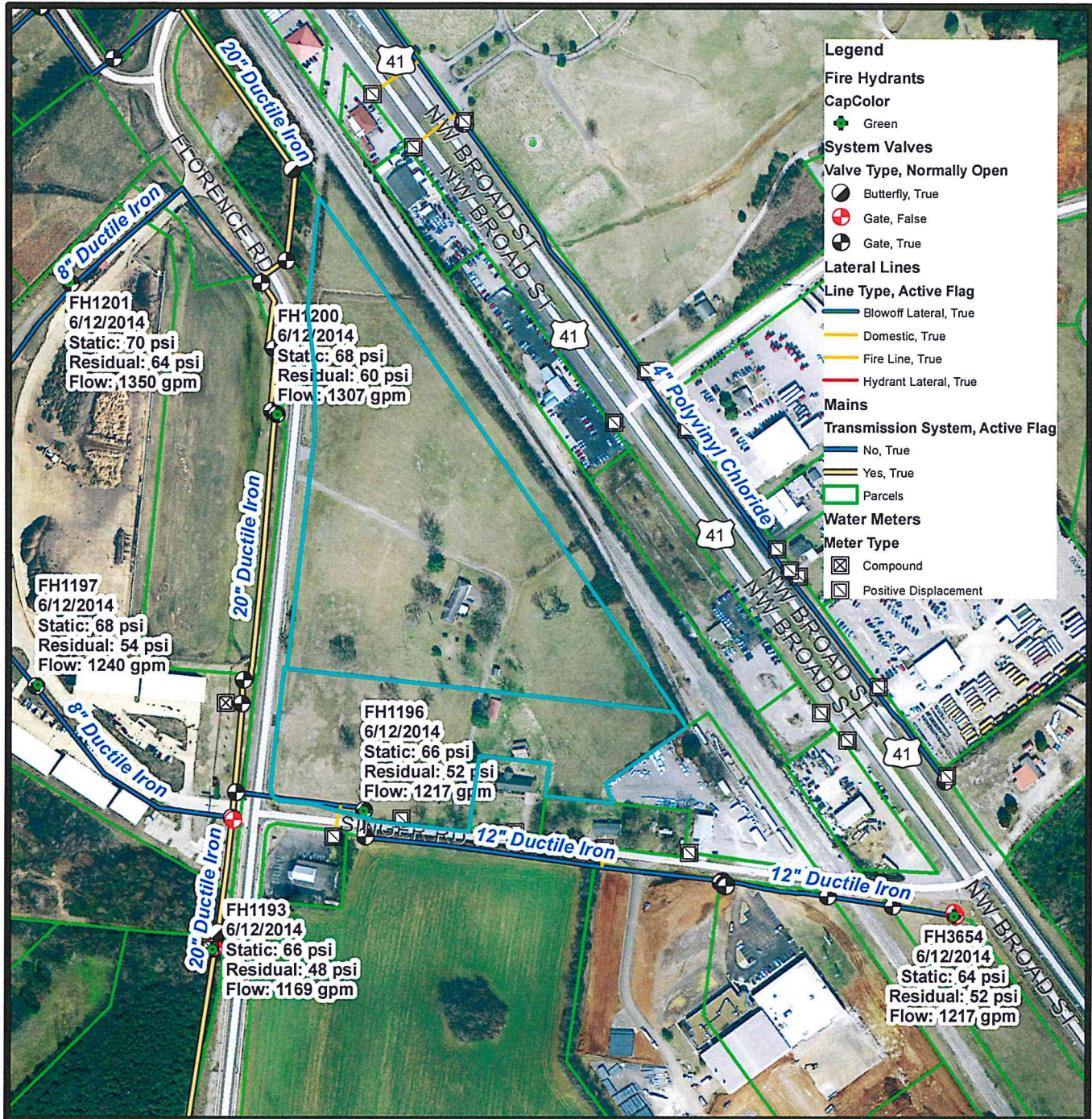
The purchase offer amount is \$1,000,000.00 with no earnest money deposit. 120 days will be granted to complete the due diligence and close the potential purchase of the property.

EGB:vht



CUD Line Location

Florence Rd. / Tax Map 57, Parcels 40 & 40.03



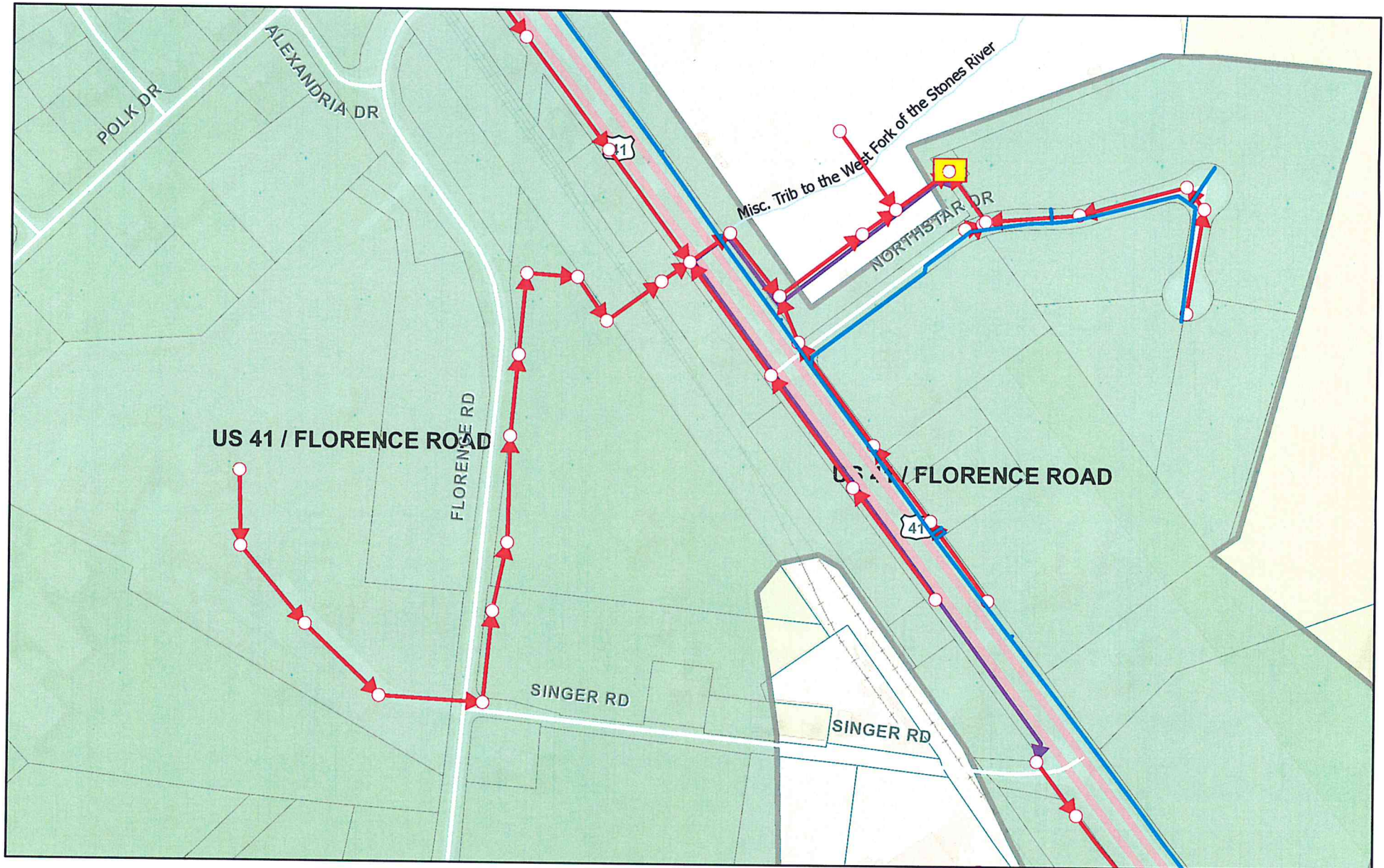
All maps, flows, elevations, pipe sizes or any other hydraulic information is provided as a courtesy by CUDRC to the recipient and is for information use only. Since it may be inaccurate or incomplete, it should never be relied upon for design purposes or financial commitments without investigation and due diligence by the recipient.

Date: 3/13/2015

Prepared by: JLW



Florence Rd Property - Sewer Assessment Dist.



March 13, 2015



Water Tank



Treatment Plant



Waterline

